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18 Market Place, Selkirk

TD7 4BT

Offers in the Region of £79,950



OVER £10,000 UNDER ORIGINAL ASKING PRICE. 18 Market Place, a currently tenanted feuhold ground floor unit, brings a fantastic opportunity to the local commercial market in Selkirk. Located within the town centre, this commercial premises benefits from a sizable front shop area which is accessed from the main street and boasts two large display windows. Perfect for a variety of business ventures but should particularly appeal to a commercial investor seeking immediate income.

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Internal:
Front shop area 6.81x3.68m
WC
Rear shop area 5.30x2.89m

EPC:
Pending

Tenancy Information:
18 Market Place has enjoyed multiple long-term tenancies through the current proprietors ownership of approximately 20 years. Current tenancy information will be provided to those who exhibit a serious interest in purchasing.

Location:
Selkirk lies within the prime catchment area of the central Borders a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk provides a good range of hotels, bars and shops catering well for every day needs, with a wider range of retail outlets in both Hawick and Galashiels. The town also offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. The relative ease of access to Edinburgh is leading to this becoming an area of real attraction to the commuter who wishes to live outwith the hustle and



Description:

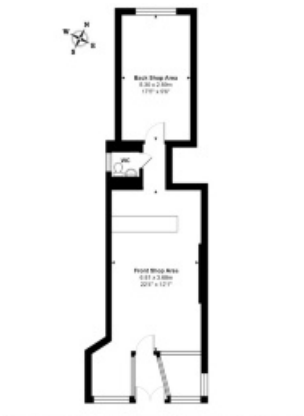
18 Market Place, a currently tenanted feuhold ground floor unit, brings a fantastic opportunity to the local commercial market in Selkirk. Located within the town centre, adjacent to the bus station, this commercial premises consists of a front shop area which is accessed from the main street and benefits from two large display windows, a rear shop area which is currently utilised as an excellent storage space and a WC with toilet and wash-hand basin. Extending to approximately 54m² or 581sq ft, this premises would be perfect for a variety of business ventures but should appeal particularly to a commercial investor looking for immediate income upon completion. Viewings come highly recommended in order to fully appreciate.

Legal Costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £4,900. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

